

---

---

**S-4337**  
**CARR PENCE MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**October 11, 2012**

---

---

---

---

**S-4337**  
**CARR PENCE MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**October 11, 2012**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and property owner, W. Kelley Carr, represented by Ron Wharry of Moses Surveying, is seeking primary approval of a 2 lot subdivision on 10.0 acres, located on the east side of CR 900 E, 1/4 mile south of the Harding Road intersection, in Sheffield 2 (NW) 22-3.

**AREA ZONING PATTERNS:**

The site is zoned A, Agricultural as is all surrounding properties. The proposed subdivision is composed of parts of three parent tracts, none of which have ever been parcelized or subdivided previously. All of the leftover parent tracts have over ten acres in area.

**AREA LAND USE PATTERNS:**

Proposed Lot 1, which is a flag lot with a 794' long "tail" connecting it to the county road, has an existing house and several farm buildings located on it. The property also supports a farm drainage tile contracting business. Lot 2 is unimproved and is currently in crop production. Petitioner has no plans to build on proposed Lot 2. Surrounding land is either wooded or farmed.

**TRAFFIC AND TRANSPORTATION:**

CR 900 E is classified as a rural secondary arterial. The required 40' half-width right-of-way has been shown on the sketch plan. A "no vehicular access" statement has been required by the County Highway Department along the entire frontage except for the southernmost 50' where the existing driveway is located.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department states that, "Lot one has an existing single-family dwelling located on it served by an existing sewage disposal system and individual water well." Regarding the business use of the land, "a soil evaluation on this lot for a proposed agricultural business...indicates the site can be considered for a shallow trench subsurface absorption system with a perimeter drain to lower water table. An easement for the outlet of the drain to the north of the lot to an open ditch will be required."

The letter continues by stating that, "Lot two is undeveloped and according to the subdivider will remain in agricultural use with no development proposed. This

department advises at this time to provide an easement for drainage to this lot...for future consideration...which must be approved by the Health Department for on-site sewage disposal.”

**CONFORMANCE WITH UZO REQUIREMENTS:**

The setbacks shown are correct; although the front setback for Lot 1 exceeds what the UZO requires. Both the widths and areas of the two lots meet ordinance standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the southernmost 50’ which includes the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 900 E right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. A note that states that, “Construction of a residence on Lot 1 shall not be permitted without first obtaining written approval for on-site sewage disposal from the Tippecanoe County Health Department.”
6. Off-site drainage easements, with their locations approved by the County Health Department, shall be shown in favor of both lots.
7. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

8. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.